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## **STAFF COMMENTS FOR PLANNING COMMISSION**

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**MEETING DATE:** April 19, 2006

**SITE PLAN:** **AFP-06-008**

**TITLE:** **ROSENTHAL AUTO DEALERSHIP**

**REQUEST:** **AMENDMENT TO FINAL PLAN APPROVAL**  
For Addition of Car Wash

**ADDRESS:** 621 North Frederick

**ZONE:** C-2 (General Commercial)

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:** (as applicable)

Applicant: Verner Svalbe, for Rosenthal Automotive  
Architect: Verner Svalbe, Architect  
Developer: Fred Fees, for Rosenthal Automotive  
Developer: David Horsford, General Manager/Co-owner

**STAFF PERSON:** Patricia Patula, Planner

**Enclosures:**

Staff Comments

- Exhibit 1: Application
- Exhibit 2: Location Map
- Exhibit 3: Letter from Steve Benack to Ms. Patula dated April 6, 2006
- Exhibit 4: Photographs of Area Provided by Applicant
- Exhibit 5: Letter from State Highway Administration (SHA) to Community Planning Director, Mrs. Schwarz, dated March 24, 2006
- Exhibit 6: Sidewalk Ramp Detail provided by SHA for future plans
- Exhibit 7: Mailing list
- Exhibit 8: Previously Approved Plan AFP-04-003
- Exhibit 9: Site Plan
- Exhibit 10: Enlargement of Area for Car Wash
- Exhibit 11: Floor Plan and Traffic Circulation for Car Wash
- Exhibit 12: Detail of New Recovery System Tanks and Pavement Section
- Exhibit 13: Elevations

## STAFF COMMENTS

**Request.** The applicant, Rosenthal Auto Dealership, is requesting the addition of a car wash at their business located at 621 North Frederick Avenue.\* The car wash is to be used for in-house purposes only and will not be open to the general public. Exhibit 8 shows the previously approved plan AFP-04-003.

**Site Plan.** Exhibits 10 and 11 show the location of the proposed drive-thru car wash and canopy as well as the modification of the existing canopy into a three-bay detailing area. The water recovery system tanks and pipes are also delineated. While Exhibit 11 shows the vehicle turning radius and path, staff needs additional clarification of the traffic movement from the immediate drive-aisle into the car wash. Any adjustments may require the elimination of one or more additional parking spaces.

**Future Parking Deck.** The applicant affirms that the construction of this car wash building will not negatively affect the design and construction of the future parking deck located behind the Mazda and Acura dealerships. See Exhibits 3 and 13, northwest elevation.

**Parking.** The parking affected is that for vehicle storage.

	<b>Approved</b>	<b>Proposed</b>
	AFP-04-003	AFP-06-008
Vehicle Storage	335	327
Total Parking	575	567

There will be a loss of eight spaces. However, as noted in the above paragraph, after further determination of the vehicle path directly from the drive aisle, one or two additional spaces may be needed for a safe and clear entrance into the car wash.

**Elevations.** The photographs (Exhibit 4) show the existing conditions. In Exhibits 4A and 4C, the open area will be enclosed to create the three-bay detailing area and will have overhead doors. All parts of the addition for the car wash will match the existing building in materials and colors.

*\*Please Note: The applicant has informed staff at the time of this writing, that an incorrect address was submitted to the City for this application. It should be 625 North Frederick Avenue, not 621. All related paperwork for this review will be adjusted accordingly.*

**Conclusion.** Staff recommends **approval of AFP-06-008** finding it in conformance with Sections 24-170 and 24-171 with the following conditions:

1. The applicant shall submit details of the recovery system tanks to be approved by the Planning and Code Administration.
2. The applicant shall acquire a permit from WSSC prior to the issuance of a building permit.
3. The applicant shall provide additional confirmation of the turning radius from the drive aisle into the car wash to be approved by the Department of Public Works, Park Maintenance, and Engineering.

## AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	APP-06-008
Date Filed	3-10-06
Total Fee	500-

~~008-1109~~  
pd 3/13 AI

### 1. SUBJECT PROPERTY 021

Project Name ROSENTHAL AUTO DEALERSHIPS  
 Street Address RUSSELL AVENUE GAITHERSBURG, MD. 021 N. FREDERICK AVE  
 Zone C-2 Historic area designation ☐ Yes ☒ No  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Tax Identification Number (MUST BE FILLED IN) \_\_\_\_\_

### 2. APPLICANT

Name VERNER SVALBE  
 Street Address 450 MAPLE AVE. E. Suite No. 212  
 City VIENNA State VA Zip Code 22180  
 Daytime Telephone 703-281-3222

### 3. ARCHITECT/ENGINEER/DEVELOPER

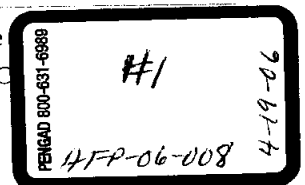
Architect's Name VERNER SVALBE  
 Architect's Maryland Registration Number 2557-R Telephone 703-281-3222  
 Street Address 450 MAPLE AVE E. Suite Number 212  
 City VIENNA State VA Zip Code 22180

Engineer's Name N.S.  
 Engineer's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Developer's Name ROSENTHAL AUTOMOTIVE Telephone 703-553-4300  
 Street Address 1100 SOUTH CLEBE ROAD Suite Number \_\_\_\_\_  
 City ARLINGTON State VA Zip Code 22304  
 Contact Person FRED FEES Telephone 703-409-6199

### 4. PROPERTY OWNER

Name R.P. GAITHERSBURG LTD.  
 Street Address 4001 ST. BARNABAS RD Suite \_\_\_\_\_  
 City MARLOW HEIGHTS, MD. State MD. Zip Code \_\_\_\_\_  
 Daytime Telephone 703-522-2300  
301 614 3788



### 5. CITY PROJECT NUMBER

Original Site Plan Number APP-04-003 Date Approved 3/4/2004  
 Name of previously approved Final Plan ROSENTHAL AUTO DEALERSHIPS

# 6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

EXISTING MAZDA DEALERSHIP. PROPOSED CAR WASH (SEE SITE PLAN) AND NEW DETAIL AND NEW CAR PREPARATION AREA UNDER EXISTING CANOPY (SEE SITE PLAN).

576 sq ft <sup>41</sup>

# 7. PROJECT DETAIL INFORMATION

## a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number NONE

Total number per shift

Resident estimate: Total number

Total number per dwelling unit

## b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			350,370 sq ft
2. Site Area (acres)			8.25 AC
3. Total Number of Dwelling Units/Lots			—
4. Height of Tallest Building			28'
5. Green Area (square feet)			47,500 sq. ft.
6. Number of Dwelling Units/Acre			—
7. Lot Coverage (Percent)			1.9%
8. Green Area (Percent)			1.3%
9. Residential			—
a. Single Family Detached	# Units		—
b. Single Family Attached	# Units		—
c. Multi-Family Condo	# Units		—
d. Multi-Family Apartment	# Units		—
e. Other			—
10. Retail/Commercial	Sq. Ft.		63,856 sq. ft.
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		—
12. Office/Professional	Sq. Ft.		—
13. Warehouse/Storage	Sq. Ft.		—
14. Parking			563
15. Shared Parking/Waiver			—
16. Other			—
17. Total			563

## SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) VERNER SVALBE

Applicant's Signature [Signature]

Date 3/9/06

Daytime Telephone 703-281-3222

# CAR WASH

Rosenthal Auto Dealership

1 inch equals 232 feet

200 100 0

200 Feet



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www.istar.com Property boundaries and planimetric basemap ©2006 M-NCPPC and  
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City of Gaithersburg  
Planning and Code Admin  
31 S Summit Ave  
Gaithersburg, MD 20877  
(301) 258-6330  
www.gaithersburgmd.gov

ProjectName.mxd • 11-Jan-2006 • zzz



PENGAD 800-631-6989

AFP-06-008

4-19-06

April 6, 2006

RE: Proposed Car Wash and Parking Deck

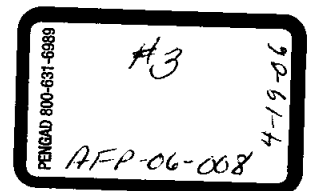
Dear Ms. Patula:

Regarding the proposed car wash at 625 N. Frederick Avenue. As shown on the drawings prepared by Verner Svalbe, Architect the proposed car wash will have no impact on the design and construction of the future parking deck located behind our Mazda and Acura dealerships.

Sincerely

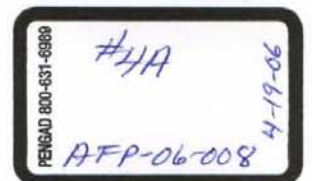
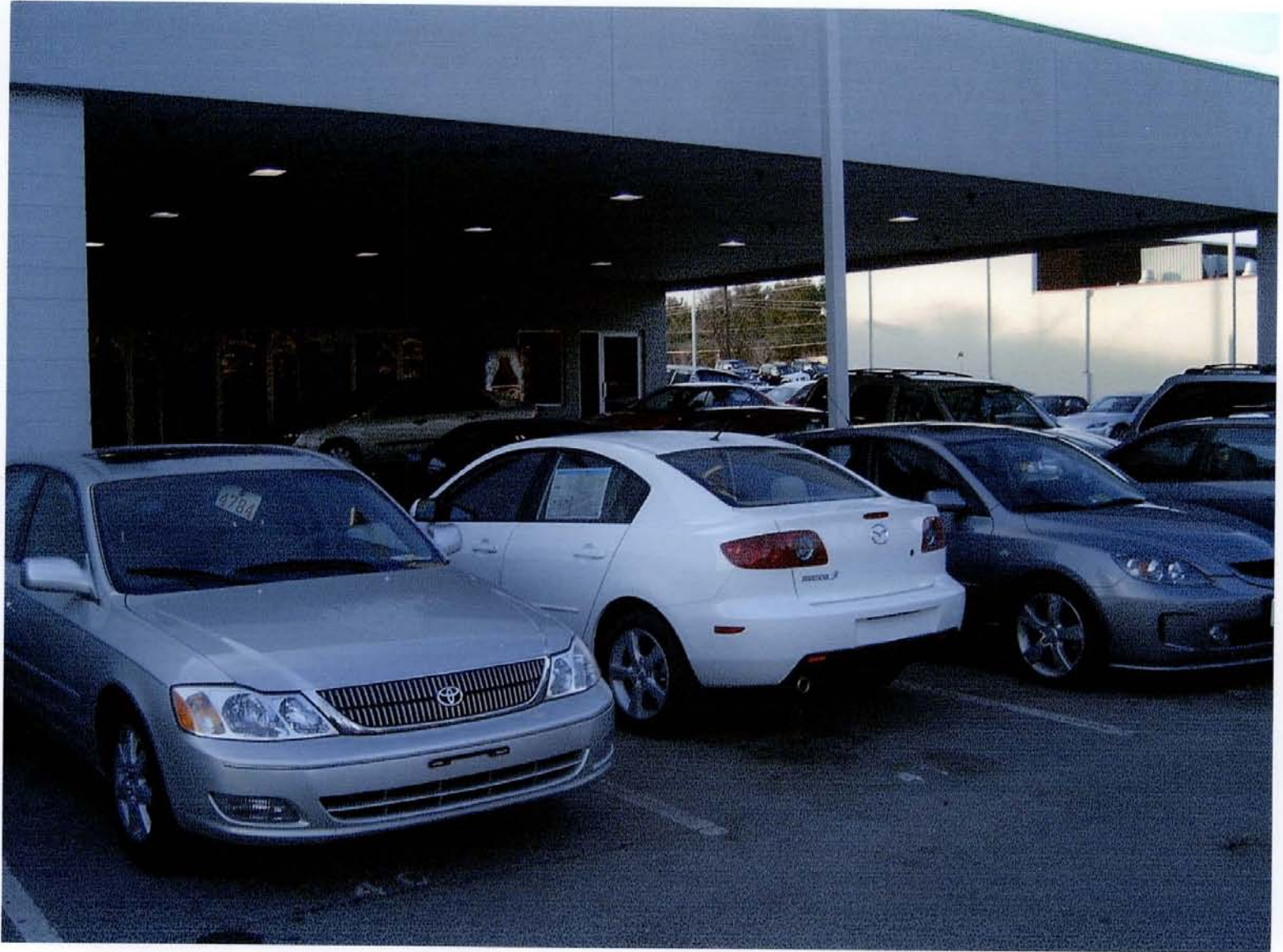


Steve Benack  
Acura / Mazda Service Director



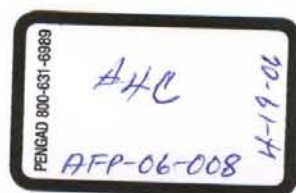
Rosenthal Acura  
623 North Frederick Ave.  
Gaithersburg, MD 20879  
Main: 301.840.9333  
Service: 301.921.4925















Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor

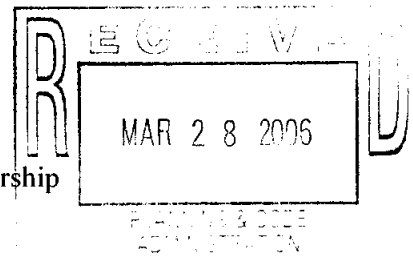


Robert L. Flanagan, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation  
March 24, 2006

Ms. Trudy Schwarz  
City of Gaithersburg  
Community Planning Team  
Planning and Code Administration  
31 South Summit Avenue  
Gaithersburg, MD 20877-2098

Re: Montgomery County  
MD 355  
Rosenthal Auto Dealership  
AFP-06-008




Dear Ms. Schwarz:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the plan for the Rosenthal Auto Property with access shown on MD 355 (Frederick Road) and Russell Avenue. We approve of the site plan contingent upon the following comments:

- Access to this property is subject to the "Rules and Regulations" of this Administration with a permit issued by our District 3 Utility Engineer for sidewalk ramp improvements. Please contact Mr. Augustine Rebish, District 3 Utility Engineer @ 301-513-7350 for permitting requirements.
- Please apply the latest State standards provided with this letter for sidewalk ramps at the entrance along MD 355. Please identify all ramp improvements on future plans submitted to this office.
- Access is currently provided to the site from one right-in/right-out entrance along MD 355, two full-movement entrances along Russell Avenue, and one right-in/right-out entrance also along Russell Avenue. If not already in place, it is recommended that speed humps or other devices be considered within the site to discourage cut-through traffic between MD 355 and Russell Avenue.
- Please clearly show all existing conditions along MD 355 on future plans.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Raymond Burns at 410-545-5592 or by using our toll free number in Maryland only, 1-800-876-4742. You may also E-mail Ray at [rburns1@sha.state.md.us](mailto:rburns1@sha.state.md.us). Thank you for your cooperation.

Very truly yours,

  
for Steven D. Foster, Chief  
Engineering Access Permits Division

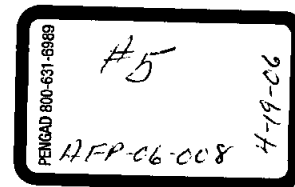
SDF/JAB/RB

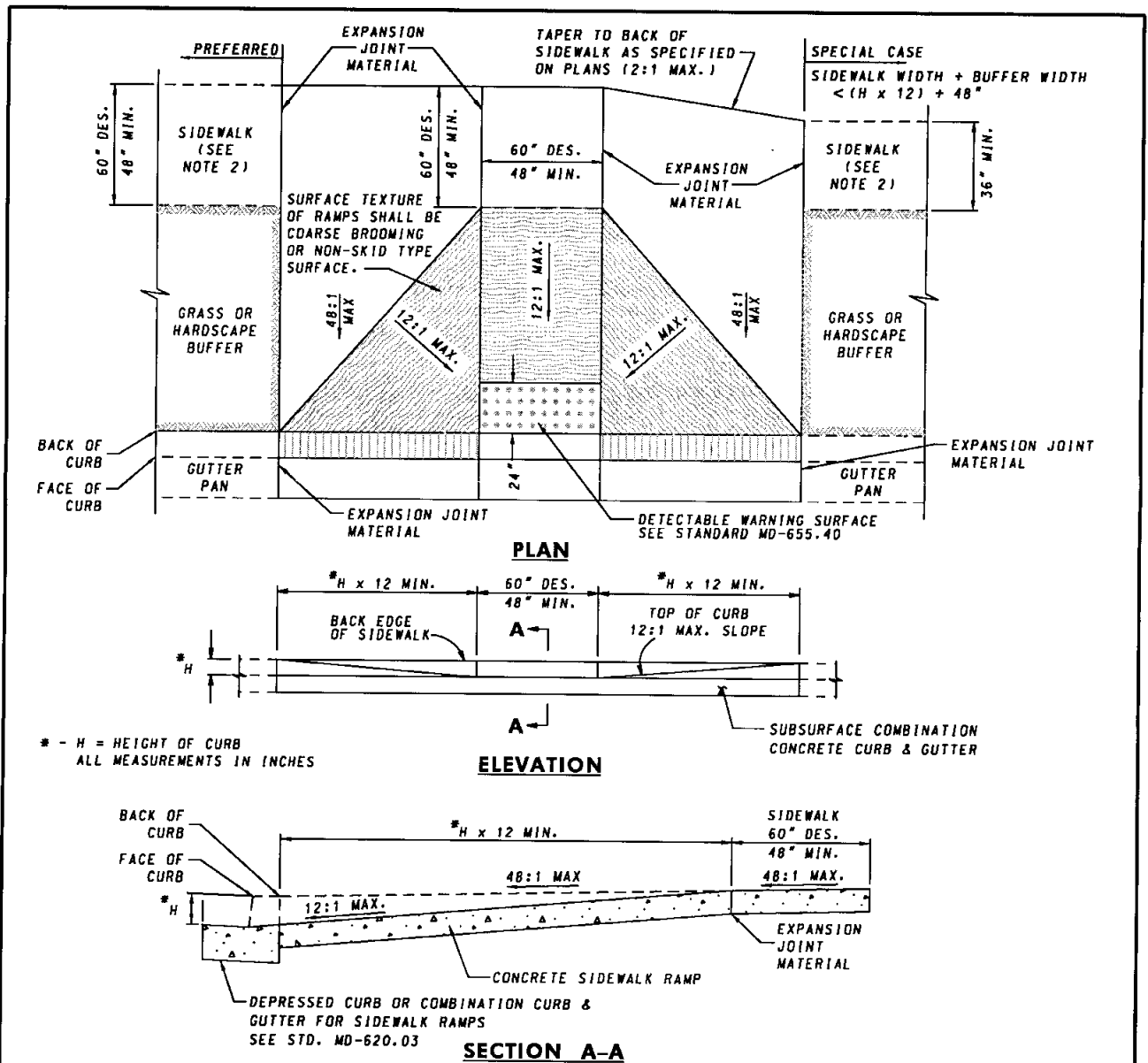
Encl: SHA Standard Detail MD 655.11

cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Augustine Rebish (Via E-mail)  
Mr. Jeffrey Wentz (Via E-mail)

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)





# NOTES

1. TO BE USED ON WIDE SIDEWALKS OR SIDEWALKS WITH SIGNIFICANT SEPARATION FROM THE ROADWAY WHERE THE GEOMETRY SPECIFIED IN THE DETAILS ABOVE CAN BE SATISFIED. MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, 36" MIN. MAY BE USED AS LONG AS PASSING ZONES ARE PROVIDED IN ACCORDANCE WITH STD. MD-655.02.
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL. OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
5. SIDEWALK RAMP SHALL BE INCLUDED IN PRICE BID FOR CONCRETE SIDEWALK. DEPRESSED CURB AND CURB TRANSITION SHALL BE INCLUDED IN PRICE BID FOR CURB OR CURB & GUTTER ADJACENT TO SIDEWALK RAMP. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.
6. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.

SPECIFICATION 603 & 611	CATEGORY CODE ITEMS
APPROVED	<i>Kat G. McCall</i> DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT
APPROVAL • SHA REVISIONS	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL 2-10-04	APPROVAL 3-31-04
REVISED	REVISED
REVISED	REVISED
REVISED	REVISED

**Maryland Department of Transportation**  
**STATE HIGHWAY ADMINISTRATION**  
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

## SIDEWALK RAMPS PERPENDICULAR

STANDARD NO. MD 655.11

PENGAD 800-631-6989

HC

AFP-06-008

4-19-06



AFP-06-008

Rosenthal Auto

ALAN B KRAVITZ  
SANDRA D KRESCH  
6620 QUAKER RIDGE RD  
ROCKVILLE MD 20852

B FRANCIS 2NDTRUST SAUL  
C/O PROPERTY TAX ADMINISTRATOR  
7501 WISCONSIN AVE STE 1500  
BETHESDA MD 20814

BUTERA GATEWAY CTR LLC  
C/O MATAN  
4600 WEDGEWOOD BLVD STE A  
FREDERICK MD 21703

CAPITAL AUTOMOTIVE REIT  
SUITE 950  
8270 GREENSBORO DR  
MCCLEAN VA 22102

CARS-DBI L L C  
1420 SPRING HILL RD #525  
MCLEAN VA 22102

FRED FEES  
ROSENTHAL AUTOMOTIVE  
1100 S GLEBE ROAD  
ARLINGTON VA 22304

GLENBOROUGH FUND VIII LLC  
400 S EL CAMINO REAL  
SAN MATEO CA 94402

KELLY GREEN PROPERTIES LTD PTNSHP  
20645 BEAVER RIDGE RD  
MONTGOMERY VILLAGE MD 20886

KYUNG S LEE  
637 N FREDERICK AVE  
GAITHERSBURG MD 20879

LINCOLN NATIONAL BANK  
C/O IST UNION CORP  
301 S TRYON ST STE M9  
CHARLOTTE NC 28282

LORAL FEDERAL SYSTEMS CO  
C/O TAX DEPT MD-0801  
1801 STATE ROUTE 17C  
OWEGO NY 13827

MARK B & B D WINNICK  
803 RUSSELL AVE  
GAITHERSBURG MD 20879

MONTGOMERY VILLAGE MEDICAL  
750 GRACE ST  
HERNDON VA 20170

PATRICK C LEE  
803 RUSSELL AVE #2-C  
GAITHERSBURG MD 20879

PRICE COMPANY  
C/O EXCISE TAX DEPT #213  
999 LAKE DR  
ISSAQUAH WA 98027

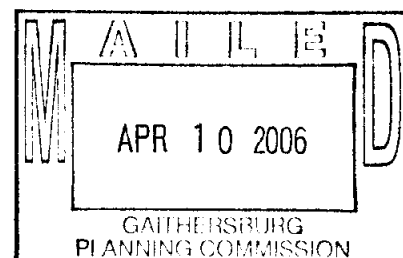
RONA ETRUST KRAMER  
C/O KRAMER ENTERPRISES  
49 RANDOLPH RD  
SILVER SPRING MD 20904

RUFFIN HOTEL CORP OF MD INC  
P O BOX 17087  
WICHITA KS 67217

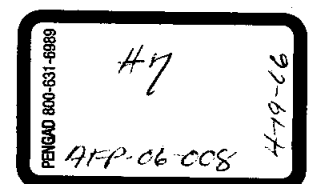
TALBOT CAPITAL LLC  
C/O BAIER PROPERTIES INC  
4909 CORDELL AVE FL 2  
BETHESDA MD 20814

VERNER SVALBE  
450 MAPLE AVENUE EAST  
VIENNA VA 22180

YI TONG  
LI TANG  
803 RUSSELL AVE  
GAITHERSBURG MD 20879



Tent. Agenda for 19-Apr-06 PC

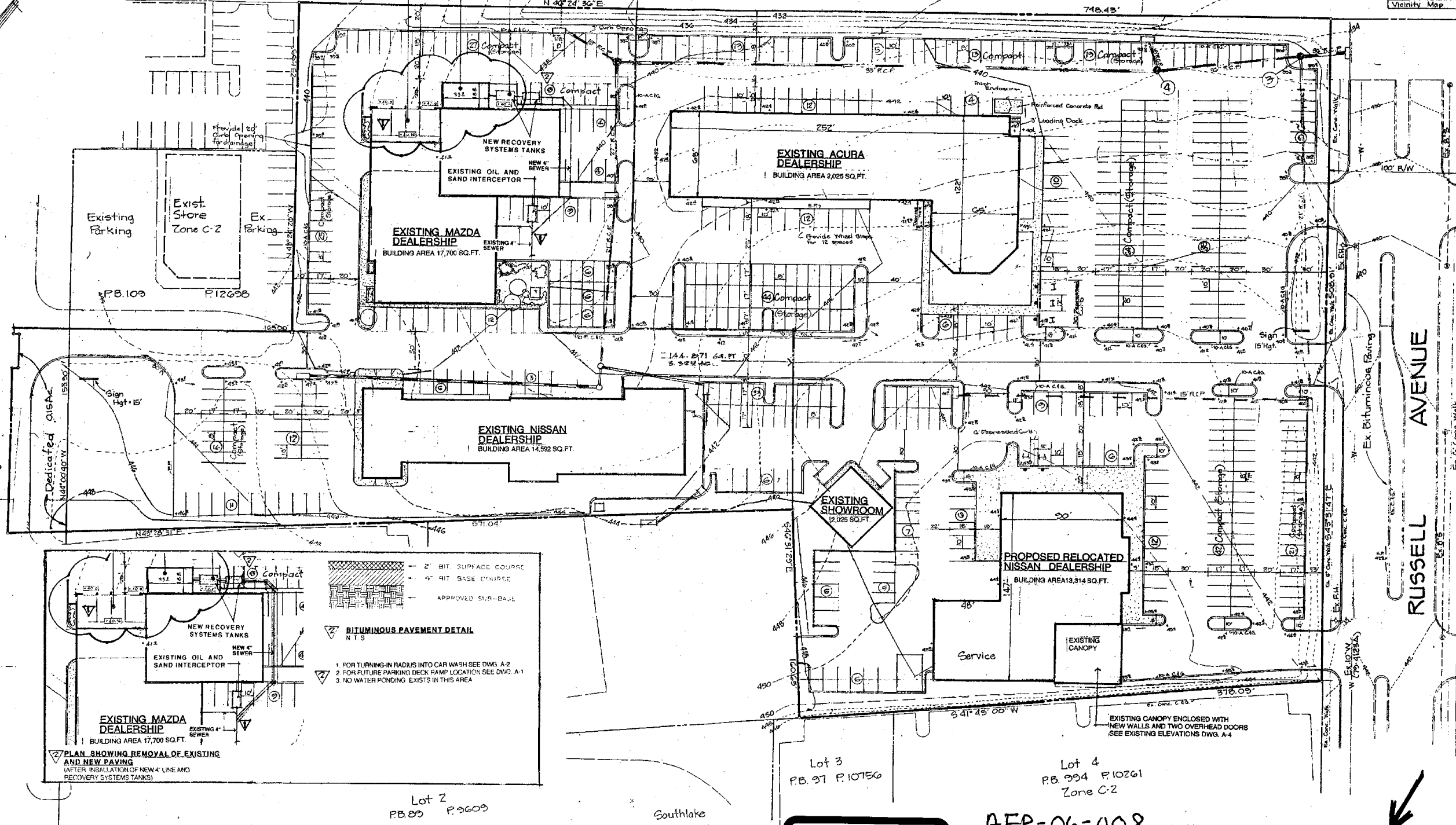




FREDERICK ROAD

MD. RTE 355

Ex. Bituminous Paving



**SITE PLAN-ROSENTHAL AUTO DEALERSHIPS**

SCALE 1" = 30'

RUSSELL AVENUE CITY OF GEITHERSBURG-MONTGOMERY COUNTY, MARYLAND

GRAPHIC SCALE  
0 30 60 90 120 150 FT.

PELAGAD 800-631-6983  
#9  
AFP-06-008  
4-19-06

AFP-06-008

**LEGEND**  
ORIGINAL CONTOURS  
EXISTING CONTOURS  
EDGE OF PAVING  
CONCRETE CURB & GUTTER  
CONCRETE PAVING

**SITE INFORMATION:**

SITE AREA	8.25 AC	359,370 SQ.FT.
HEIGHT OF TALLEST BUILDING	28'-0"	
GREEN AREA	47,500 SQ.FT.	
LOT COVERAGE (PERCENT)	18%	
GREEN AREA (PERCENT)	13%	
PARKING REQUIRED	230 SPACES	
PARKING PROVIDED	240 SPACES	
VEHICLE STORAGE ON SITE	327 SPACES	
TOTAL PARKING	567 SPACES	
ZONING	C-2	
F.A.R.	1.5	

**REVISIONS**  
3/9/2006

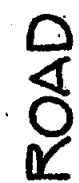
DATE  
3 / 9 / 2006  
REVISIONS:  
3 / 27 / 2006  
4 / 16 / 06

JOB NUMBER  
103101  
SHEET NUMBER  
**S-1**

**DEANER SVALBE A. I. A.**  
ARCHITECTURE PLANNING INTERIORS  
450 MAPLE AVENUE EAST, SUITE 212, VIENNA, VA. 22180  
TEL (703) 281-3222 FAX (703) 281-3232

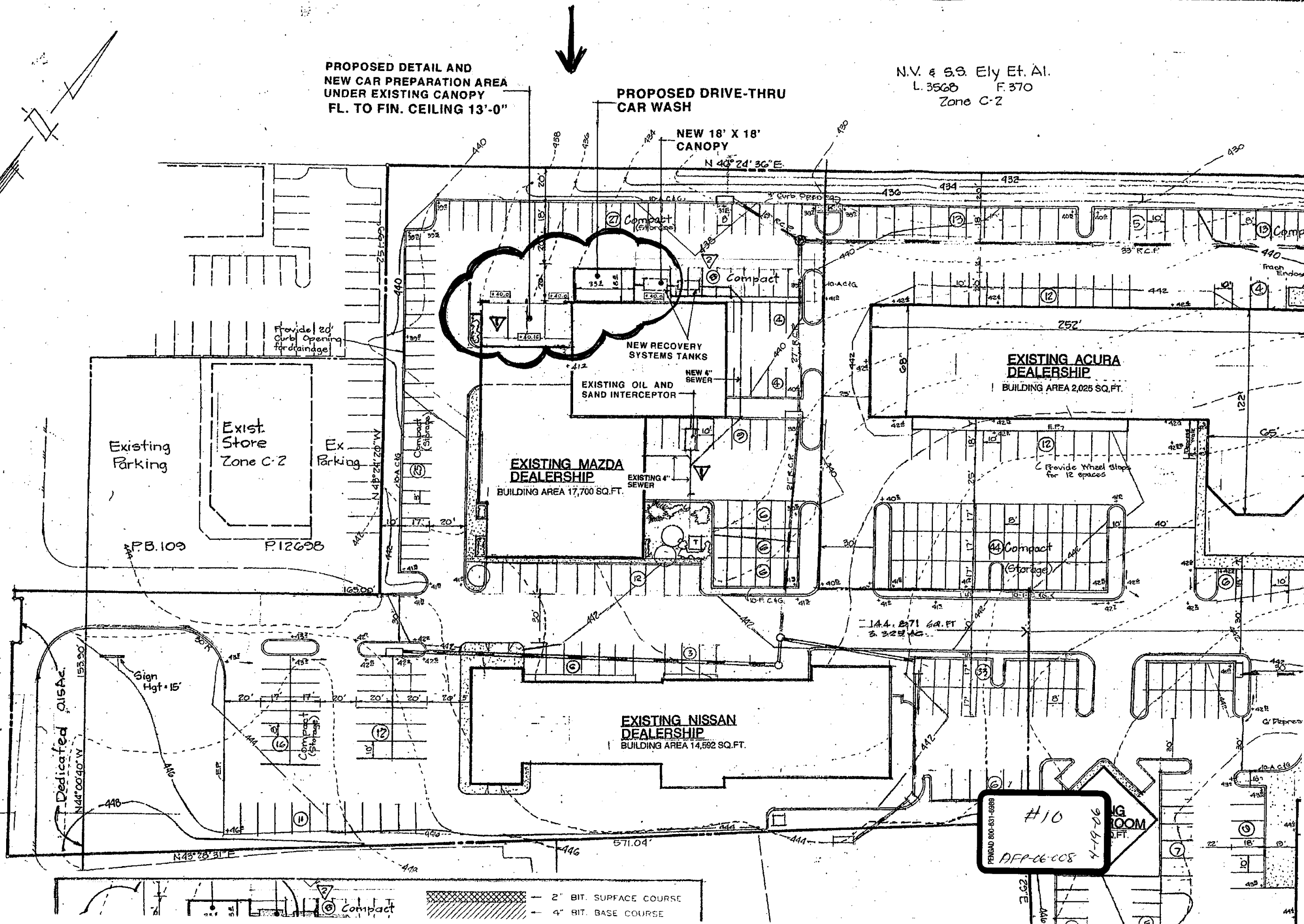
**PROPOSED DRIVE-THRU  
CAR WASH**

N.V. & S.S. Ely Et. Al.  
L. 3568 F. 370  
Zone C-2



2. RTE 355

## Bituminous paving







DATE  
3 / 27 / 2006

REVISIONS:  
A 4/6/06

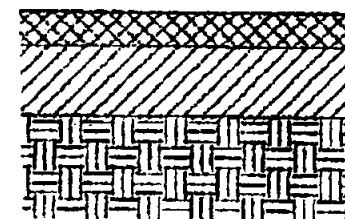
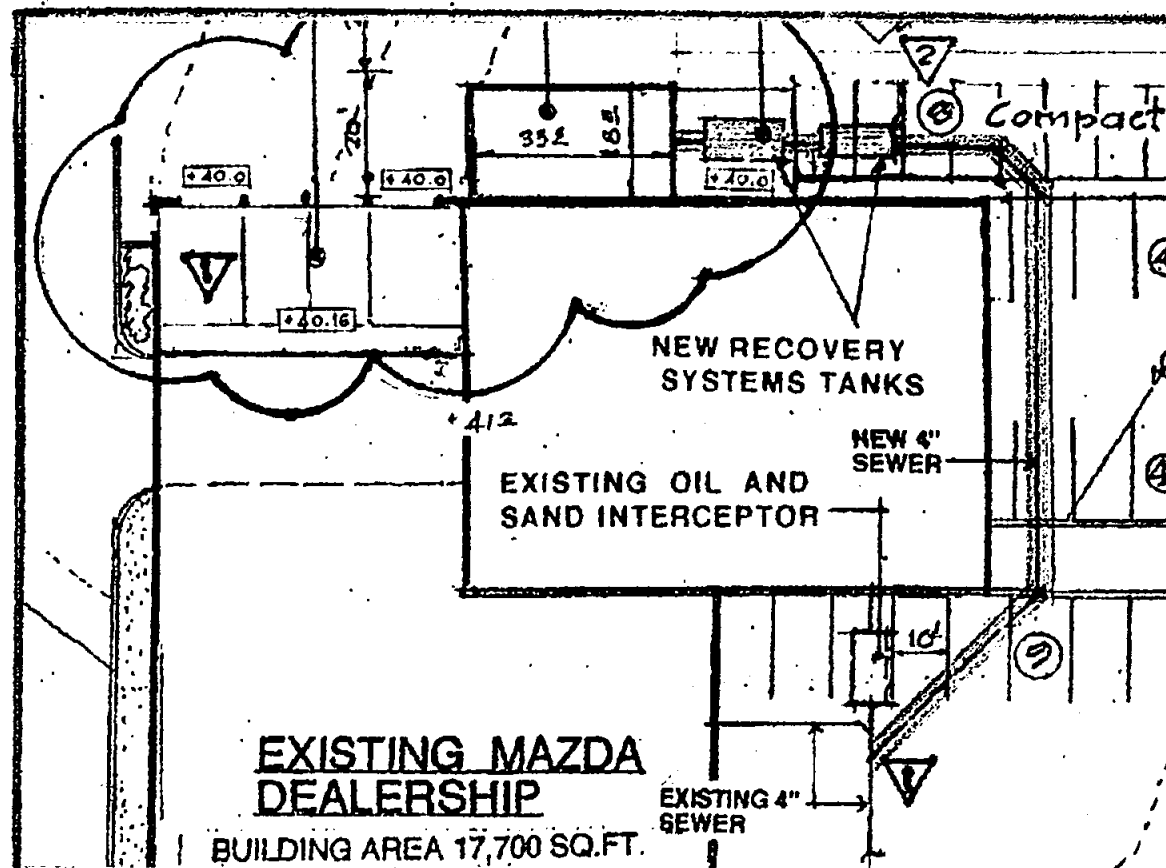
**A-2**

PARTIAL MAIN FLOOR

**PROPOSED MAZDA ADDITION**

GAITHERSBURG, MARYLAND

**VERNER SVALBE A. J. A.**  
ARCHITECTURE, PLANNING, INTERIORS  
450 MAPLE AVENUE EAST, SUITE 212, VIENNA, VA. 22180  
TEL (703) 281-3222 FAX (703) 281-3232



- 2" BIT. SURFACE COURSE
- 4" BIT. BASE COURSE
- APPROVED SUB-BASE

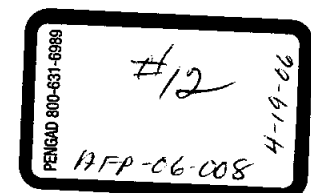


**BITUMINOUS PAVEMENT DETAIL**  
N.T.S

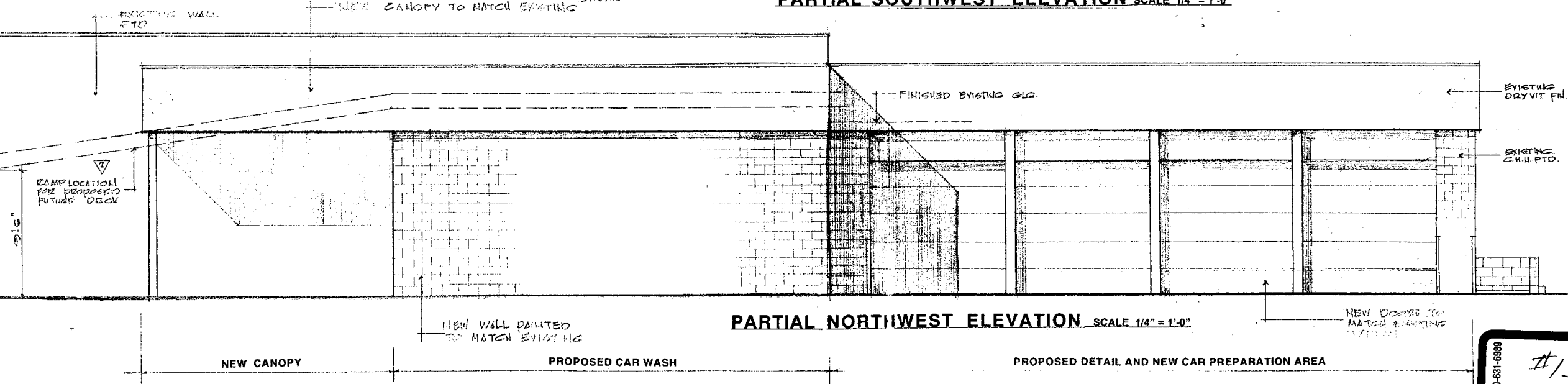
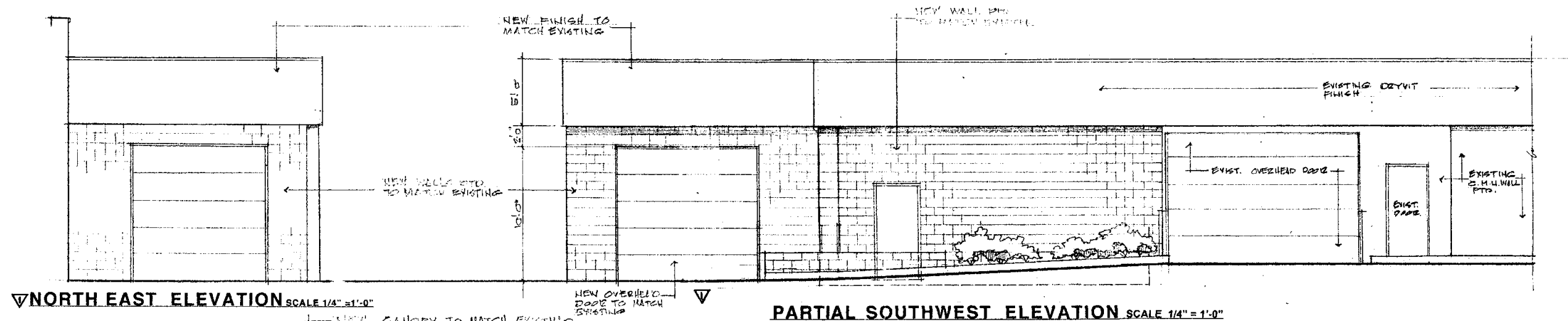


1. FOR TURNING-IN RADIUS INTO CAR WASH SEE DWG. A-2
2. FOR FUTURE PARKING DECK RAMP LOCATION SEE DWG. A-1
3. NO WATER PONDING EXISTS IN THIS AREA.

**2 PLAN SHOWING REMOVAL OF EXISTING AND NEW PAVING**  
(AFTER INSTALLATION OF NEW 4" LINE AND RECOVERY SYSTEMS TANKS)



**ELEVATIONS**  
**PROPOSED MAZDA ADDITION**  
 GAITHERSBURG, MARYLAND



#13  
 4-19-06  
 AFP-06-008  
 PERIOD 800-631-6888

DATE  
 3/9/2006  
 REVISIONS:  
 3/27/2006  
 4/6/06